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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com CLAUDIA M. COLEMAN, #329633 ccoleman@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard A. Marshack, Chapter 7 Trustee | FOR COURT USE ONLY |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION | |
| In re: IGOR SHABANETS, Debtor(s). | CASE NO.: 8:19-bk-14912-TA CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY |

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|---|-----------------------|
| Sale Date: 07/06/2021 | Time: 11:00 am |
| Location: 411 W. Fourth Street, Santa Ana, CA 92701 - Ctrm: 5B - ZoomGov | |

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/22/2021

Description of property to be sold:

2 Monarch Cove, Dana Point, CA 92629; APN: 672-461-21 - Full legal description contained in Motion filed on June 15, 2021, as Dk. No. 328,

Terms and conditions of sale:

(1) entry of a Bankruptcy Court Order approving the sale free and clear of all liens; (2) property sold in "AS-IS" "WHERE IS" condition; (3) no contingencies. The Motion seeks approval for the Trustee to sell the Property on substantially the terms and conditions set forth in the Purchase and Sale Agreement, a copy of which is attached to the Motion as Exhibit "3."

Proposed sale price: \$5,799,900

Overbid procedure (if any): Any potential bidder is encouraged to obtain a copy of the Motion and contact the Trustee's Counsel of record or his agent prior to the hearing. Minimum purchase of at least \$5,809,000, deposit of \$175,000 in certified funds, minimum bidding increment of \$1,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

July 6, 2021 at 11:00 a.m.
United States Bankruptcy Court, Central District of California
Santa Ana Divison
411 W. Fourt Street, Santa Ana, CA 92701
Courtroom 5B*

*Special COVID-19 procedures may apply, and the courtroom may be closed. Please refer to the Court's website for more details.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

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Agent: Clarence Yoshikane and Jennifer Toyama; Tel. (714) 606-5765; Email: Clarence.Yoshikane@gmail.com

Date: 06/15/2021